This instrument was prepared by:
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Nashville, TN 37205

Karen Johnson Davidson County
Batch# 201866 DEEDQC
03/05/2019 08:54:56 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20190305-0019846

QUITCLAIM DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

151 Nashville Project LP
c/o The Congress Group, Inc.
33 Arch Street
Suite # 1100
Boston, MA 02110

TAX MAP:

09306408300
09306408400

Commonwealth of Massachusetts
~~STATE OF TENNESSEE~~)
Worcester
COUNTY OF ~~DAVIDSON~~)

The actual consideration for this transfer is $ NONE

151 NASHVILLE PROJECT LP,
a Delaware limited partnership

By: ACJ GP Inc., its sole general partner

By: _____
Name: Dean Stratouly
Its: President

SUBSCRIBED AND SWORN to before me this 27th day of February, 2019.

_____
Notary Public
Christine M. Jackman

My Commission Expires: August 16, 2024

CHRISTINE M. JACKMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 16, 2024

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (i) Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"); (ii) Jacob ("Jack") May, an unmarried man ("May"); and (iii) Mary Loventhal Jones, an unmarried woman ("Jones" and, together with MSA and May, collectively, the "Grantor"), do hereby quitclaim and convey unto 151 Nashville Project LP, a Delaware limited partnership, its successors and assigns, all of their right, title and interest in and to that certain improved parcel of real property, as follows (collectively, the "Property"):

TAX MAP 93-06-4 COMBINED PARCELS 83 AND 84

Being a parcel of land in the Central Business District, Nineteenth Councilmanic District, Davidson County, Nashville, Tennessee. Generally located on the southerly right-of-way of Shelby Avenue Pedestrian Bridge, along the westerly right-of-way of 1st Avenue South, along the northerly right-of-way of Demonbreun Street, and along the easterly right-of-way of 2nd Avenue South, same being a part of Lot Number 6 of the Upper Ferry Plan of Record in Book R, Pages 420 and 421, R.O.D.C., being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way of Shelby Avenue Pedestrian Bridge and the westerly right-of-way of 1st Avenue South;

THENCE, with said westerly right-of-way of 1st Avenue South, South 27 degrees 04 minutes 07 seconds East, 325.18 feet to its intersection with the northerly right-of-way of Demonbreun Street;

THENCE, with the said northerly right-of-way of Demonbreun Street, South 62 degrees 17 minutes 44 seconds West, 215.51 feet to its intersection with the easterly right-of-way of 2nd Avenue South;

THENCE, with said easterly right-of-way of 2nd Avenue South, North 27 degrees 04 minutes 07 seconds West, 270.80 feet to a corner common with Belle Meade Investments, LLC, of record in Instrument No. 20120109-0002412 R.O.D.C.;

THENCE, leaving said easterly right-of-way with Belle Meade Investments, LLC, the following calls:

North 62 degrees 07 minutes 27 seconds East, 107.51 feet,

North 27 degrees 04 minutes 07 seconds West, 54.60 feet to the aforementioned southerly right-of-way of Shelby Avenue Pedestrian Bridge;

THENCE, with said southerly right-of-way North 62 degrees 34 minutes 41 seconds East, 108.00 feet to the point of BEGINNING.

CONTAINING 64,276 square feet or 1.476 acres, more or less.

This is improved property known as 150 and 151 First Avenue South, Nashville, Davidson County, Tennessee

BEING the same property conveyed to Market Street Apartments, Ltd. by deed from Javan Enterprises, Inc. of record in Book 6179, page 751, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Market Street Apartments, Ltd. by deed from Javan Keith and wife, Peggy Keith of record in Book 6179, page 755, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Market Street Apartments, Ltd., a Tennessee limited partnership, by deed from Javan Keith, individually, and Javan Enterprises, Inc. of record in Book 6180, page 678, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary Loventhal Jones by Quitclaim Deed from Market Street Apartments, Ltd, a Tennessee limited partnership, of record as Instrument # 20181004-0098782 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jacob ("Jack") May by Special Warranty Deed from H. G. Lipscomb Realty, LLC by instrument # 20150824-0085131, and by Quitclaim Deed recorded in Instrument No. 20150824-0085132, Register's Office for Davidson County, Tennessee.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor have caused this Quitclaim Deed to be duly executed, this 25 day of February, 2019.

MARKET STREET APARTMENTS, LTD.,
a Tennessee limited partnership

By: _____
Jacob May, general partner
by Lolita Hamilton, Attorney-in-fact

_____
JACOB ("JACK") MAY
by Lolita Hamilton, his Attorney-in-Fact

_____
MARY LOVENTHAL JONES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 25 day of February, 2019, before me personally appeared Lolita Hamilton, Attorney-in-Fact for JACOB MAY, the general partner of Market Street Apartments, Ltd., a Tennessee limited partnership, to me known to be the person who executed the foregoing instrument on behalf of said limited partnership, and acknowledged the execution of the same to be the free act and deed of said limited partnership.

Witness my hand and official seal.

Notary Public

My Commission Expires:
1/3/2023

CHERYL W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lolita Hamilton, acting on behalf of Jacob May, as his Attorney-in-Fact, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the foregoing instrument of his/her own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me this 25 day of February, 2019.

Notary Public

My Commission Expires:
1/3/2023

CHERYL W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of Tennessee)

County of Davidson)

Subscribed, sworn and acknowledged before me Cheryl W. Martin, a notary public, personally appeared Mary Loventhal Jones who acknowledged herself to be the within named Grantor, and to me personally known or proved to me on the basis of satisfactory evidence to be the one executing the foregoing Quitclaim Deed for the purposes therein contained and that the same act was her free act and deed.

Witness my hand and seal of office, this 26 day of February, 2019.

Notary Public

My Commission Expires:
1/3/2023

CHERYL W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023